

**LAFAYETTE CONSOLIDATED GOVERNMENT  
PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, OCTOBER 10, 2016**

MINUTES OF THE OCTOBER 10, 2016 MEETING OF THE LAFAYETTE  
CONSOLIDATED GOVERNMENT PLANNING COMMISSION HELD AT 5:30 P.M.,  
220 WEST WILLOW STREET, BUILDING B, PLANNING, ZONING &  
DEVELOPMENT AUDITORIUM, LAFAYETTE, LOUISIANA.

**STAFF PRESENT**

Carlee Alm-Labar  
Sara Gary  
Sharon Wagner

**MEMBERS PRESENT**

Michael Brown  
John Guilbeau  
Lynne Guy  
Thomas Hooks  
Eddie Lewis  
Sevie Zeller

**LEGAL COUNSEL**

John Chappuis

**MEMBERS ABSENT**

Mark Gremillion

**I. CALL TO ORDER**

Michael Brown called the meeting to order at 5:30 p.m.

**II. APPROVAL OF AGENDA**

MOTION: John Guilbeau moved to approve the October 10, 2016 agenda.  
SECOND: Thomas Hooks  
VOTE: 6-0-0-1  
AYES: Brown, Guilbeau, Guy, Hooks, Lewis, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: Gremillion

MOTION CARRIES

**III. APPROVAL OF MEETING MINUTES**

September 12, 2016

MOTION: Lynne Guy moved to approve the September 12, 2016 meeting minutes.  
SECOND: John Guilbeau  
VOTE: 6-0-0-1  
AYES: Brown, Guilbeau, Guy, Hooks, Lewis, Zeller  
NAYS: None

ABSTAIN: None  
ABSENT: Gremillion

MOTION CARRIES

#### **IV. DEVELOPMENT REVIEW**

##### **1. Ratification of Hearing Examiner Actions**

Ulysee Breaux, Lot 6-A-1  
Patsy Marie Clement Chiasson, Parcel C, Tract 2 of Lot 13  
Longpointe Subdivision Phase 2, Lot 32-A  
Kenneth Wayne Miller, Tracts 1-A, 1-B & 1-C  
Property O Allen J. & Linda M. Domingue, Lots 1 & 2  
Eddie Domingue, Sr. Estate, Lots 1-A & 1-B  
Hankins Development, Lots 9-A-1 & 10-A

MOTION: Lynne Guy moved for approval of the Hearing Examiner actions.  
SECOND: Sevie Zeller  
VOTE: 5-0-1-1  
AYES: Brown, Guy, Hooks, Lewis, Zeller  
NAYS: None  
ABSTAIN: Guilbeau  
ABSENT: Gremillion

MOTION CARRIES

##### **2. Holiday Roman Village Resubdivision of Lot 30-A (PC2016-0035)**

MOTION: Sevie Zeller moved for Preliminary Plat approval subject to the following conditions:

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS.
2. Show LUS as electric provider.
3. The LPWDN has a 6" waterline along Chemin Metairie that can provide potable water to the subdivision. It is also noted that the entire water system in this area was acquired by the LPWDN from Joe Anzalone and not constructed by the LPWDN. There is an existing 10' utility easement along the northern boundary of Lot 30-A-6 and a 6" waterline exists within that easement. Such is not indicated on the proposed plat. The engineer must indicate on the approved subdivision plat and the developer must acknowledge to the LPWDN that the LPWDN provides water for potable use only and does not provide water for fire protection.

4. Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit (contact Mike Rhodes, Wastewater Collection Superintendent, 291-5751 for cost estimate).
5. LUS wastewater service is contingent upon annexation of the proposed subdivision.
6. Submittal of complete construction plans to LUS for review and approval is required. Building permits shall not be issued until construction plans have been approved.
7. Easements will be required for all existing utilities located on the property.
8. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
9. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments.

10. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
11. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Styles, Stacks, Ambassador Oaks, and 249 Property Management properties.

12. Due to the width of the lots, the drainage model of the roadside ditches shall include all driveway culverts to verify that the proposed open ditch system will function as designed. Alternate hydraulic design models may be necessary, including sub-surface drainage system, to provide adequate drainage for the development.
13. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read “20” drainage servitude from apparent high bank and inclusive of channel” on both sides of channel.
14. Please note, by granting plat approval, the Lafayette Consolidated Government does not consent to the encroachment into the drainage servitude. The building cannot be expanded, altered or modified into the servitude, and to the extent the building is destroyed or removed, it cannot be rebuilt in the servitude.
15. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer’s plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
16. Include in Flood Note: “Any structure, enclosed on three or more sides, built on property in the one hundred (100) year Flood Zone as depicted on this plat shall be elevated so as to insure that the lowest floor of such structure is located at a minimum of one (1’) foot above the base flood elevation height for that area at that time.”
17. Sidewalks are required along all public streets.
18. A 1’ reserve strip dedicated to Lafayette Consolidated Government is required along Chemin Metairie Road.

19. Chemin Metairie Road is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback of 25' plus a permanent building setback of 20' is required.
20. A single driveway access will be permitted along Chemin Metairie. The minimum distance between driveways for a 40 mph speed limit is 340 feet. 89-26 (d) 1.
21. A cross access easement is required to connect lots 30-A-2, 30-A-3, 30-A-4, and 30-A-5. 89-30 (f).
22. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health  
Acadian Regional Office  
825 Kaliste Saloom Road, Suite 100  
Lafayette, LA 70508

**PLAT REVISIONS:**

1. Please revise preliminary map panel date to December 19, 2014 and revise flood zone to A & X. (Floodplain Administrator)
2. Add the word "Plat" in the Title Block – A Preliminary Plat of Survey.
3. Twenty percent (20%) open space is required.
4. Verify water provider.

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information contact 337-291-5634. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. The owner will coordinate with the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer's expense.
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.

5. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact Vince Comeaux with the USPS at 225-339-1025.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$18.75. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.
7. This property is located in the unincorporated area of Lafayette Parish and is subject to the Land Use Regulations in Article 3 of the “UDC” (Unified Development Code).

SECOND: Thomas Hooks  
VOTE: 6-0-0-1  
AYES: Brown, Guilbeau, Guy, Hooks, Lewis, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: Gremillion

MOTION CARRIES

### **3. Stephen Paul Monte Partition (HE2016-0094)**

MOTION: John Guilbeau moved for Preliminary Plat approval subject to the following conditions:

1. Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, lot grading plan, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
2. A note must be placed on the plat stating “When the remainder of the unplatted property to the west of lot 2 is submitted for platting. The owner/developer must dedicate the right-of-way for a north/south street.”

### **PLAT REVISIONS:**

1. Put the assigned address of **218 Monte Road** on the final plat.

### **OTHER PLAT COMMENTS/SUGGESTIONS:**

1. **Note:** All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634.
2. Provide and show on the final plat any additional utility servitudes needed for the required utility facilities.
3. This property is located in the unincorporated area of Lafayette Parish and is subject to the Land Use Regulations of the Unified Development Code.

SECOND: Sevie Zeller

VOTE: 6-0-0-1

AYES: Brown, Guilbeau, Guy, Hooks, Lewis, Zeller

NAYS: None

ABSTAIN: None

ABSENT: Gremillion

### **MOTION CARRIES**

#### **4. Mr. Paive Prejean Property Tract 6 (PC2016-0036)**

MOTION: John Guilbeau moved for Preliminary Plat approval subject to the following conditions waiving the requirement that streets shall be constructed with curb and gutter. The requirement to dedicated and construct Parker Oak Drive to the western property line and of the requirement to provide sidewalks.

1. Provide utility niches at all property corners bordering public roadways and provide typical utility niche diagram.
2. Lafayette Parish Waterworks District North to be contacted by the developer to determine if service of potable water to the subdivision is possible. On written approval of service to the property by the Lafayette Parish Waterworks District North, submit complete construction plans to the Lafayette Parish Waterworks District North office.
3. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain to Parker Oak Drive,

which is a public street that is maintained by the Lafayette Consolidated Government.”

4. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
5. The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
6. The construction testing/inspection results are to be submitted to Public Works at the time of final inspection. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
7. All development activities on property must be in compliance with 89-42 (g) “Development within Designated 100-Year Flood Hazard Area” of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within the 100-year flood plain.
8. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments.

9. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result



in a cease and desist order being issued for the development.

10. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Stattford, Lee, Mathews, Smith and Oakridge Estates properties.
11. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (Americana National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
12. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by PW. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development.
13. Any sidewalk panels damaged during construction must be replaced by the owner/developer in full as a condition for the release of the certificate of occupancy.
14. A one foot (1') reserve strip dedicated to Lafayette Consolidated Government is required at the end of all stub streets.

**PLAT REVISIONS:**

1. Revise preliminary FIRM panel to 22055C0045 J.
2. Verify the minimum lot frontage in the notes section and minimum lot area on the plat and in the notes section.

3. Address assigned is 204 Parker Oak Drive.
4. Final plat must be a minimum size of 24 x 36.
5. Verify curve table geometry.

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information 337-291-5634.
2. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact Vince Comeaux with the USPS at 225-339-1025.
3. Provide and show on final plat, any additional utilities easements needed for required utilities facilities.
4. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.

SECOND: Thomas Hooks  
VOTE: 6-0-0-1  
AYES: Brown, Guilbeau, Guy, Hooks, Lewis, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: Gremillion

MOTION CARRIES

**5. Northwood Extension No. 2 (PC2016-0037)**

MOTION: Thomas Hooks moved for Preliminary Plat approval subject to the following conditions:

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS.
2. Provide utility servitude niches at all property corners including typical utility niche diagram.
3. Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
4. Submittal of complete construction plans to LUS for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved.
5. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
6. The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
7. The construction testing/inspection results are to be submitted to Public Works at the time of final inspection. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
8. Streets shall be constructed with curb and gutter unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission.
9. Submittal of a drainage impact analysis to the Department of Public for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the

capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments.

10. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
11. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Lafayette Parish School Board, and Teurlings Lakes properties.
12. A review of the plat indicates a retention/detention pond is an integral component of the proposed development drainage system and therefore must be located within dedicated private drainage servitude.
13. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer.

LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.

14. Sidewalks are required along all public streets.
15. A 1' reserve strip dedicated to Lafayette Consolidated Government is required at the end of all stub streets.
16. The extension of Neptune Drive shall be dedicated and constructed from its current end point and tie into the proposed subdivision.
17. The required open space (20%) must be provided and the calculation indicated on the final plat.
18. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health  
Acadian Regional Office  
825 Kaliste Saloom Road, Suite 100  
Lafayette, LA 70508

**PLAT REVISIONS:**

1. Ensure that the roadway labeled as Rue Ravenswood is labeled with the approved name of Starlight Drive as submitted for Northwood Extension No. 1.
2. The street names Rue Viansa and Teurlings Lakes Boulevard have been found unacceptable for use. Ensure that the roadways labeled with these names are assigned approved names submitted through standard procedures.
3. Correct the Zoning District in the General Notes section to RS-1 (Residential Single-Family).
4. Addresses are assigned as follows:

Neptune Drive		Rue Viansa				Starlight Drive			
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
5	102	24	100	35	101	27	204	28	207
4	104	23	102	36	103	26	206	29	209
3	106	22	104	37	105	25	208	30	211
CA	108-A	21	106	38	107	24	210	31	213
1	110	20	108	39	109			32	215
		19	110	40	111			33	301
		18	112	41	113			34	303
		17	114	42	115				
		16	116	43	117				
		15	118	44	119				

		14	120	45	121				
		13	122	46	123				
		12	124	47	125				
		11	126	48	127				
		10	128	49	201				
		9	200	50	203				
		8	202	51	205				
		7	204	52	207				
		6	206	53	209				

#### **OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information contact 337-291-5634. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. The owner will coordinate with the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer's expense. (LUS)
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
5. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact Vince Comeaux with the USPS at 225-339-1025.
6. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
7. If applicable, all Subdivision Improvements Agreements associated with the

construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.

SECOND: Eddie Lewis  
VOTE: 6-0-0-1  
AYES: Brown, Guilbeau, Guy, Hooks, Lewis, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: Gremillion

MOTION CARRIES

**6. Nalco (PC2016-0039)**

MOTION: John Guilbeau moved for Preliminary & Final Plat approval subject to the following conditions waiving the requirement to construct sidewalks along all Public Streets:

1. Provide utility servitude niches at all property corners including typical utility niche diagram.
2. Show LUS and Lafayette Parish Waterworks District North (for the existing residential buildings) as the Water/Wastewater provider.
3. Please be advised that any changes to the existing water service requested by the owner/developer of required by code due to renovation/new construction, this water service will be provided contingent upon annexation of the property. Connection to LUS wastewater may also be required at that point. Owner/Developer will be responsible to install LUS approved water and wastewater (if provided) facilities when annexation takes place. Owner/Developer may be responsible for additional off-site costs resulting from necessary upgrades/improvements to the existing wastewater collection/pumping system to accommodate the flow from the development.
4. If new construction is proposed for the commercial lot, submittal of complete construction plans to the Department of Public Works and LA DOTD will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
5. Approximately 9 acres of the development are located within the historical 100-

year base floodplain. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 100-Year Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). However, due to potential impact of the development within the 100-year floodplain, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.

6. If new construction is proposed for the commercial lot, submittal of a drainage impact analysis to the Department of Public Works and LA DOTD for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. See UDC Art. 3, 89-42 (d).

7. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
8. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. An area of particular interest is the ditch that traverses the northwestern portion of Tract 1. Other areas of particular interest include the adjacent Joseph Touchet, Lafayette City Parish Consolidated Government, John M Dugas and Ryan Beau Miller properties.
9. Plat must amend the drainage easement for channel W-10 (Sunbeam Coulee), which traverses Tract 1. Since the channel is identified on the Official Drainage Map, language for the coulee that traverses the property must read "30 drainage



servitude from apparent high bank and inclusive of channel” on both sides of channel.

10. For any structures which may be located within the required 30’ drainage servitude, a note must be placed on the plat that states: “By granting plat approval, the Lafayette Consolidated Government does not consent to the encroachment into the drainage servitude. The building cannot be expanded, altered or modified into the servitude, and to the extent the building is destroyed or removed, it cannot be rebuilt in the servitude.”
11. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer’s plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
12. Access to Brothers Road and/or Renaud Drive (LA 723) shall be approved by DOTD.
13. Brothers Road is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback of 15’ plus a permanent building setback of 20’ is required.
14. Renaud Drive is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback of 15’ plus a permanent building setback of 20’ is required.
15. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: “Effluent will drain to Renaud Drive or Brothers Road which are public streets that are maintained by the Lafayette Consolidated Government.” or as worked out with BOH.
16. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to: Office of Public Health, Acadian Regional Office, 825 Kaliste Saloom Road, Building 3 – Suite 100, Lafayette, LA, 70508.

### **PLAT REVISIONS:**

1. List Atmos Energy as the gas provider.
2. Revise effective flood map statement to include zone X (shaded), areas within the 500 year flood plain.
3. Include in Flood Note: “Any structure, enclosed on three or more sides, built on property in the one hundred (100) year Flood Zone as depicted on this plat shall be elevated so as to insure that the lowest floor of such structure is located at a minimum of one (1’) foot above the base flood elevation height for that area at that time.”
4. Indicate on the plat which structures are to be removed.
5. Addresses are assigned as follows:

#### **Renaud Drive**

**Tract 2                      600**

**Tract 1                      812**

### **OTHER COMMENTS/SUGGESTIONS:**

1. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact Vince Comeaux with the USPS at 225-339-1025.
2. Contact Frank Thibeaux at 291-8824 for Malby Road abandonment information.

SECOND:     Sevie Zeller

VOTE:        6-0-0-1

AYES:        Brown, Guilbeau, Guy, Hooks, Lewis, Zeller

NAYS:        None

ABSTAIN:    None

ABSENT:     Gremillion

### **MOTION CARRIES**

### **7.        110 Ole Colony Development (PC2016-0040)**

MOTION:     Sevie Zeller moved for Preliminary Plat approval subject to the following conditions:

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS.
2. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram or as worked out with LUS.
3. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines) and provide required 10' utility easements around these facilities.
4. Provide 5' sidewalk/utility servitude & a 10' utility servitude along Ole Colony Road.
5. Submittal of complete construction plans to LUS for review and approval is required. Location of LUS facilities to be coordinated with LUS.
6. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
7. The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
8. Streets shall be constructed with adequate sub-surface drainage unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis.
9. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage

- improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. See UDC Art. 3, 89-42 (d).
10. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
  11. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Colonies Condominiums, Tobacco Plus, Landry, Boudreaux, and Leconte properties.
  12. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
  13. Sidewalks are required along all public streets.
  14. A cross access easement is required at the end of the private street to connect to either the property to the north or the property to the west at the discretion of the Developer.
  15. Ten percent (10%) Parking lot landscaping is required.
  16. Twenty percent (20%) open space is required.
  17. All lots must have frontage on a public or private street (clearly extend the lot lines out to the edge of the private street).
  18. The private streets must be a minimum of 28 feet wide.

19. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health  
Acadian Regional Office  
825 Kaliste Saloom Road, Suite 100  
Lafayette, LA 70508

**PLAT REVISIONS:**

1. Label the private street, “Private Street/Utility Servitude”.
2. Remove the “ & A” designation from the effective flood map statement.
3. Revise the preliminary FIRM panel date to December 19, 2014.
4. Ensure that the two roadways labeled as 26’ Private Street are assigned approved names submitted through standard procedures.
5. Indicate in the notes section that the property is located in a RM-1(Residential Mixed) Zoning District.
6. A note must be placed on the final plat stating, “The private streets are not to be maintained by Lafayette Consolidated Government.” Additionally, a Private Street Maintenance Agreement must be signed.
7. On the final plat indicated that this is a resubdivision of the “Resubdivision and Lot Line Adjustment to the Colonies”.
8. Addresses are assigned as follows:

Private Street			
Lot	No	Lot	No
32	100	1	101
31	102	2	103
30	104	3	105
29	106	4	107
28	108	5	109
27	110	6	111
26	112	7	113
25	114	8	115
24	116	9	117
23	118	10	119
22	120	11	121
21	122	12	123

20	124	13	125
19	126	14	127
18	128	15	129
17	130	16	131

**OTHER COMMENTS/SUGGESTIONS:**

1. The owner will coordinate with the Lafayette Utilities System for all required service connections.
2. Any relocation of existing electric facilities will be at the owner/developer's expense.
3. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
4. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact Vince Comeaux with the USPS at 225-339-1025.
5. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.

SECOND: John Guilbeau  
VOTE: 6-0-0-1  
AYES: Brown, Guilbeau, Guy, Hooks, Lewis, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: Gremillion

MOTION CARRIES

**V. OTHER BUSINESS**

Better Block McKinley presentation

**VI. PUBLIC COMMENTARY: GENERAL**

**VII. ADJOURNMENT**

Sevie Zeller moved to adjourn the meeting at 7:16 p.m.

Submitted by,

Sara Fawcett Gary  
Development Manager  
Department of Planning,  
Zoning, and Development